Realty 48A

Instr:200003100025027 Page: 1 OF 2
REC'D FOR REC 03/10/2000 11:54:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $543.90

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2000.

Notary Public
My commission expires: 5-20-2003

Address of New Owner:	Send Tax Bills to:	Tax Information
Michelle Nicoletti	Sebring Capital Corporation	136-14-0
316 Starboard Court	4000 International Pkwy.	174.00
Nashville TN 37217	Carrollton, TX 75007	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna Marie Dean, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Michelle Nicoletti and Shelia D. Swann, tenants in common with the right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Marie Dean by deed from Roger Lane Clark and wife, Judith D. Clark, of record in Book 8415, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 316 Starboard Court, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 1st day of March, 2000.

Donna Marie Dean

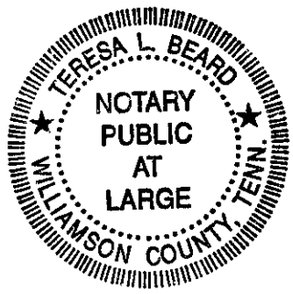
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Marie Dean, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of March, 2000.

Notary Public

My Commission expires 5/20/2003



My Commission Expires
5-20-2003